

Assessor's Parcel Number: 1220-04-201-012

Date: JUNE 8, 2017

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



00056577201708997100060068

KAREN ELLISON, RECORDER

GRANT OF PUBLIC UTILITY EASEMENT #2017.087
(Title of Document)

FILED

APN: 1220-04-201-012

NO. 2017.087

2017 JUN -8 PM 12: 11

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
District Attorney's Office
P.O. Box 218
Minden, Nevada 89423

DOUGLAS COUNTY
CLERK
BY *[Signature]* DEPUTY

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (N.R.S. Chapter 239)

GRANT OF PUBLIC UTILITY EASEMENT

THIS INDENTURE is made this 1st day of June, 2017, between DOUGLAS COUNTY, a political subdivision of the State of Nevada ("GRANTOR"), and the GARDNERVILLE WATER COMPANY ("GRANTEE"). The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grant and conveys a perpetual and permanent, twenty foot public utility easement, which is an interest in land, unto GRANTEE across, upon, over, through and under a strip of land more particularly described in the legal description attached as Exhibit "A" and depicted as Figure "A" both of which are incorporated herein, for ingress, egress, construction, maintenance, operation, repair or replacement of public utilities, including but not limited to water facilities, as defined by Douglas County Code.

All rights, duties and obligations granted by this Grant of Public Utility Easement shall run with the land and shall be binding upon GRANTOR, its successors, agents and assigns forever.

GRANTOR covenants for the benefit of GRANTEE is successors and assigns, that no building structure or other real property improvements will be constructed or placed on or within Easement Area without the prior written consent of GRANTEE. Such structures and improvements include, but are not limited to: drainage facilities, trees, fencing, parking canopies, and other covered facilities. GRANTOR retains, for GRANTOR'S benefit, the right to maintain, use, and otherwise landscape the Easement Area for GRANTOR'S own purposes provided, however, that no use will interfere with, and will be in all respects consistent with, the GRANTEE'S rights herein and all state, federal, and local regulations.

GRANTOR hereby represents that this Grant of Public Utility Easement has been duly executed and constitutes a valid, binding and enforceable obligation.

GRANTOR
Douglas County

By:

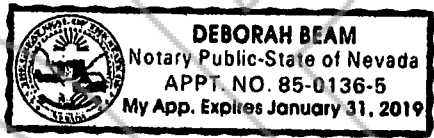
By: William B Penzel
William B. Penzel, Chair

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

On the 6 day of June, 2017, before me Deborah Beam, a Notary Public, personally appeared William B Penzel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(s), and that by his/her signature on this instrument, the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

By: Deborah Beam
Notary Public



**LEGAL DESCRIPTION
TWENTY FOOT PUBLIC UTILITY EASEMENT
ACROSS APN 1220-04-201-012
DOUGLAS COUNTY, NEVADA**

EXHIBIT A

A strip of land being twenty feet in width for the purpose of the installation and maintenance of water lines and their appurtenances across a portion of that parcel of land previously described by the deed recorded on December 23, 2004, at Document no. 632816, in the office of the Douglas County Recorder, lying entirely within Sections 4 and 5, Township 12 North, Range 20 East of the Mount Diablo Meridian, and being more particularly described as follows:

BEGINNING at a point on the Southeasterly boundary of said parcel of land described at Document no. 632816 being the point of intersection of the Westerly right-of-way line of State Route 756 and the Northerly right-of-way line for the proposed extension of Waterloo Lane, also being the Point of Beginning for said parcel described at Document no. 632816;

Thence in a clockwise direction along said Northerly right-of-way line of Waterloo Lane, 40.69 feet along the arc of a curve to the right having a central angle of $62^{\circ}10'27''$, a radius of 37.50 feet, and a chord which bears $S 18^{\circ}18'46'' E$ 38.73 feet;

Thence $N 49^{\circ}24'27'' W$ a distance of 563.41 feet;

Thence $N 01^{\circ}30'57'' W$ a distance of 26.96 feet;

Thence $S 49^{\circ}24'27'' E$ along said Westerly right-of-way line of State Route 756 a distance of 548.33 feet to the POINT OF BEGINNING;

Containing 11,258 square feet, or 0.258 acre, more or less.

Basis of Bearings: The Westerly right-of-way line of State Route 756 per the deed recorded at Document no. 632816 in the Douglas County records. ($S 49^{\circ}24'27'' E$)

Prepared by:
Richard B. Byrem, Nevada PLS No. 18297
Resource Concepts, Inc.
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PO Box 11796, Zephyr Cove, NV 89448
(775) 588-7500

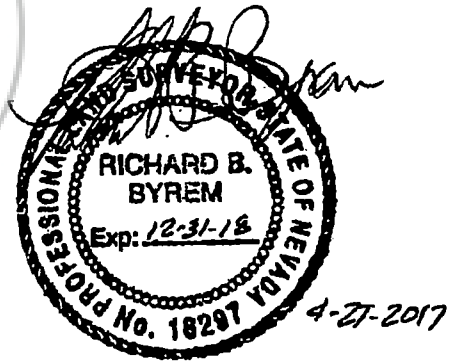


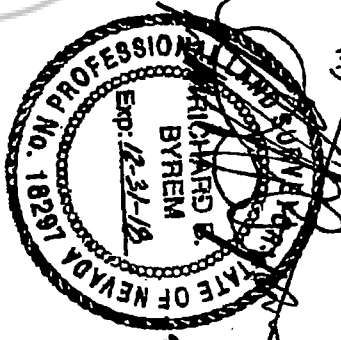
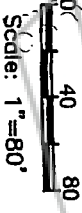
FIGURE A

**PUBLIC UTILITY EASEMENT
FOR UNDERGROUND WATER FACILITIES**

AREA: 11,259 SF

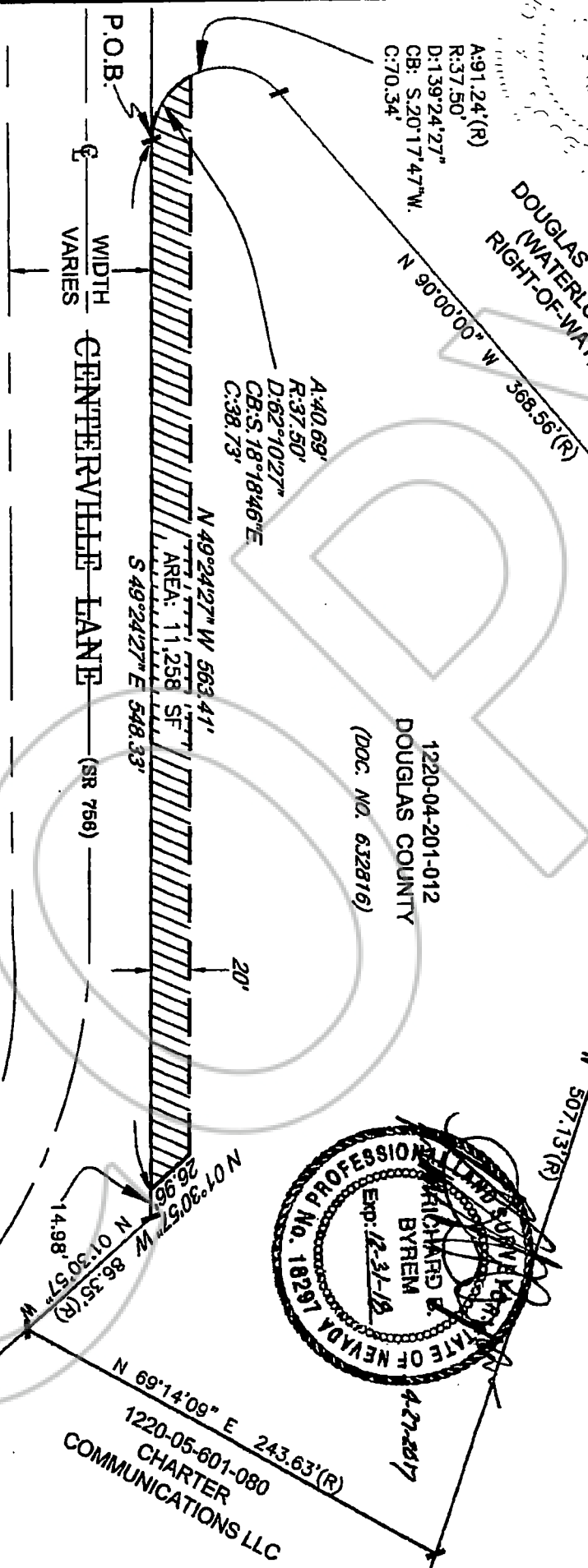
**EAST FORK
CARSON RIVER**

**DOUGLAS COUNTY
(WATERLOO
RIGHT-OF-WAY)**



LEGEND

- (R) REFERENCE DATA
- CALCULATED DIMENSION POINT,
NOTHING FOUND OR SET
- - - EASEMENT LINE
- P.O.B POINT OF BEGINNING



BASIS OF BEARING

A PORTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 756 PER DEED DOCUMENT NO. 632816, OFFICIAL RECORDS OF DOUGLAS COUNTY, AS SHOWN HEREON. (S 49°24'27" E)

REFERENCES

- (R) DEED DOCUMENT NO. 632816, RECORDED DECEMBER 23, 2004 IN BOOK 1204, PAGE 11425, OFFICIAL RECORDS OF DOUGLAS COUNTY.
- (R1) RECORD OF SURVEY FOR BING, LLC, RECORDED DECEMBER 23, 2004, AS DOCUMENT NO. 632815, OFFICIAL RECORDS OF DOUGLAS COUNTY.

DOUGLAS COUNTY

WITHIN PORTIONS OF SECTIONS 4 & 5
T 12 N, R 20 E, M.D.M.
DOUGLAS COUNTY, NEVADA



PROJ: 18-2773
3/28/2017

Resource Concepts Inc

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

8th day of August, 2017

By [Signature] Deputy